

PART A – POLICY AND PROCEDURES

CHAPTER 2 – DESIGN, CONSTRUCTION & COMPLIANCE (DCC) ORGANIZATION, SERVICES AND FEES

1.0 Overview

- 1.1 DCC provides professional design and construction related services to state agencies and the primary objective is to assist state agencies in the delivery of safe, high-quality facilities within established programs, budgets, and schedules. The following services are provided:
 - 1.1.1 Coordination of the nomination and selection of Project Architects and Engineers ([K.S.A. 75-1253](#)).
 - 1.1.2 architectural and engineering design services on designated projects ([K.S.A. 75-1254](#)),
 - 1.1.3 assistance in the “administration of contracts for professional services and contracts for construction” ([K.S.A. 75-1259](#) and [75-1262](#)),
 - 1.1.4 contracts for ancillary services ([K.S.A. 75-3784](#)),
 - 1.1.5 interpretation and enforcement of building codes, accessibility laws and construction standards for the protection of health and safety in buildings, ([K.S.A. 75-3783](#), [76-757](#) and [58-1304](#)),
 - 1.1.6 prepare and send to the Joint Committee on State Building Construction, monthly change order and construction status reports ([K.S.A. 75-1264](#))
 - 1.1.7 consistent and equitable bidding phase services,
 - 1.1.8 maintenance of archival records of state buildings ([K.S.A. 75-1267](#)),
 - 1.1.9 technical and administrative support for the State Building Advisory Commission (SBAC), ([K.S.A. 75-3780](#)),
 - 1.1.10 technical studies and reports as requested.

2.0 Design, Construction and Compliance Sections

- 2.1 The Construction & Compliance Section assists in the design and construction administration management of projects when a state agency does not have a licensed staff Architect or Engineer or when state agency negotiates those services with DCC. This section conducts building code and life safety reviews, accessibility (2010 ADA Standard) reviews, issues project acceptance of code footprints, inspects projects under construction for code compliance, and issues the Certificate of Occupancy for Capital Improvement Project(s).
- 2.2 The Design Section consists of architectural and engineering designers, who serve under a licensed Architect/Engineer and completes design work for agencies statewide as well as the Capitol Complex. Services include but are not limited to design, code compliance, construction documents, bid analysis, and construction administration, space planning and leasing of space in the Capitol Complex, Finney State Office Building in Wichita and Cedar Crest.
- 2.3 The Document Management Section posts bid documents, provides standardized front end specifications including general conditions, manages the on-line plan room including issuing of addendums, provides bid tabulations to agencies and maintains the agency archives and the state’s historical archive of construction documents ([K.S.A. 75-1267](#)).

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- 2.4 DCC and Engineering Section contact information can be found at <http://www.da.ks.gov/fp/contact.htm>.
- 3.0 Construction and Compliance Services for Capital Improvement Projects: ([K.S.A. 75-1269](#))
- 3.1 The Construction and Compliance section provides three levels of service to state agencies for all Capital Improvement Projects.
- 3.1.1 Full Services are required to be provided to agencies that do not have staff Architect or Engineer. DCC services cover all phases of design and construction, including quality control check, full document review, full site inspections, full compliance review and inspections and bid document coordination. Full service projects will bid through DCC plan room.
- 3.1.2 Limited Service projects are provided to agencies that have staff Architect or Engineer and bid through DCC plan room. DCC services include review and inspection for building codes, accessibility and life safety and bid document coordination. (Part A – Chapter 3 outlines when a Capital Improvement Project must bid through DCC plan room.)
- 3.1.3 Code Services project do not bid through DCC plan room. (Part A – Chapter 3 outlines when Capital Improvement Project is not required to bid through DCC plan room). Services provided by DCC are limited to review and inspection for building codes, accessibility and life safety.

DCC Services Provided	Full	Limited	Code (Only)
Assist State Building Advisory Commission	X	X	
Coordinate Negotiating Committee	X	X	
Retrieve existing documents from DCC archives	X	X	X
Familiarize with project by visiting construction site or existing facility	X		
Attend initial meeting with project team	X		
Select ancillary firms and coordinate ancillary service contracts if requested by the agency	X	X	
Coordinate and facilitate the orderly progress of the project during design, construction documents.	X		
Review Concept Design documents	X		
Review Schematic Design documents	X		
Attend Schematic review meeting	X		
Review Design Development documents	X		
Attend Design Development review meeting	X		
Review code analysis and/or code footprint for code compliance (agency or Project Architect/Engineer may request one meeting)	X	X	X
Verify project A/E has indicated energy regulation compliance per K.A.R. 1-67-2 and 1-67-3.	X	X	X
Review 50% Construction Documents (clarity & constructability review)	X		
Attend 50% Construction Documents review meeting	X		
Review final construction documents for code compliance for projects bidding through DCC	X	X	
Review final construction documents (clarity & constructability review)	X		

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Attend Final construction document review meeting	X		
DCC Services Provided	Full	Limited	Code (Only)
Review and accept Code Footprint per Part A – Chapter 4 and 5 (2 reviews allowed for base fee. Agency or Project Architect/Engineer may request one meeting)	X	X	X
Provide accessibility review	X	X	X
Review “bid document deliverables” or “permit to build” construction documents for code compliance, energy compliance and accessibility compliance	X	X	X
Coordinate bidding phase (includes preparing general conditions, preparing bid form, setting bid date, posting to on-line plan room and shipping plans)	X	X	
Attend pre-bid conference	X		
Review and Coordinate the distribution of addenda	X	X	
Attend bid opening	X		
Prepare advice of award on behalf of the agency and send to Procurement and Contracts	X	X	
Issue notice to proceed	X	X	
Attend preconstruction meeting	X		
Facilitate orderly progress of project during construction and project closeout.	X		
Review A/E approved shop drawings for sprinklers, fire alarms, deferred submittals (including elevators)	X	X	X
Observe construction /provide documentation based upon size and complexity of project	X		
Attend construction progress meetings periodically	X		
Review changes in construction that affect code compliance	X	X	X
Process change orders, partial and final construction payments	X	X	
Perform building code and accessibility inspections per Part A – Chapter 5	X	X	X
Assist in resolving project issues	X		
Review and resolution by DCC of contract conflicts	X		
Review change order proposals	X		
Issue the Certificate of Occupancy per Part A – Chapter 5	X	X	X
Attend final punch list walk-through	X		
Receive record documents for archives (including shop drawings)	X	X	X
Review record documents	X		
Approve Final Completion Documentation	X	X	
Attend warranty inspection	X	X	
Archive project documents	X	X	X

3.2 Any services can be negotiated from the list above.

4.0 Construction and Compliance Section Fees

4.1 Fees for the planning section's full, limited and code services for projects are calculated by multiplying the construction contract amount by the multiplier from each of the four categories listed below (minimum fee is \$250).

4.1.1 Cost (of construction):

4.1.1.1	Under \$750,000	= 2.00
4.1.1.2	\$750,000 to \$2,499,999	= 1.50
4.1.1.3	\$2,500,000 to \$7,499,999	= 1.25
4.1.1.4	\$7,500,000 to \$14,499,999	= 1.00
4.1.1.5	\$15,000,000 and over	= 0.80

4.1.2 Complexity (of project):

4.1.2.1	Utilitarian	= 1.0
4.1.2.2	Conventional	= 1.1
4.1.2.3	Moderately Complex	= 1.2
4.1.2.4	Comparatively Complex	= 1.3
4.1.2.5	Complex	= 1.4
4.1.2.6	Description of complexities can be found in Part B - Chapter 3.	

4.1.3 Type (of project):

4.1.3.1	New	= 1.0
4.1.3.2	Combination	= 1.2
4.1.3.3	Remodel	= 1.4

New classification includes re-roofing, sitework (parking, sidewalks, etc.), window and door replacement, abatement, masonry cleaning, equipment replacement, and similar repair and maintenance projects. Combination classification includes projects that are comprised of more than ten percent (10%) of either New or Remodel work.

4.1.4 Level (of service):

4.1.4.1	Full	= 1.0
4.1.4.2	Limited	= 0.6
4.1.4.3	CMAR / DB	= 0.35
4.1.4.4	Code	= 0.3

4.1.5 The multipliers will be assigned by DCC on the Form 935 – DCC Project Number / Data Request

4.1.6 Formula: Construction cost (contract amount) X Cost multiplier X Complexity multiplier X Type multiplier X Level multiplier / 100 = Construction & Compliance Fee.

4.1.7 Projects bidding through DCC plan room bid site that have a construction budget of \$250,000 or less will be invoiced as code level (of service) + \$400.00 (posting fee).

4.1.8 If a project requires an alternate means and methods review, multiple construction document review and bid packages, phased occupancy or re-inspection of code and life safety items, the complexity fee shall be increased by a multiplication factor of 0.1. If any of these items is utilized after DCC's initial billing, an invoice for the difference will be processed at the time the item is initiated.

4.1.9 Change Orders: Additional DCC fees for construction change orders are calculated by multiplying the project multipliers used from above and the amount of the change order. (Minimum charge is \$25.00).

4.1.10 If review by DCC is required for contract conflicts, the project level of service will be reassessed at the full service level if the project was originally a limited services project.

4.1.11 Project fees may be provided as an hourly not-to-exceed fee if negotiated prior to service.

5.0 Design Section Fees

- 5.1 All requests for services must be made in writing and include a scope of work, project budget and construction schedule. Each project for design services will be required to have a DCC project number assigned using Form 935 – DCC Project Number / Data Request.
- 5.2 Services for restricted Capital Improvement Projects include complete design and construction services including warranty inspections.
- 5.3 Fees for design services are negotiated on a project specific basis, using estimated time based upon time expenditures in the following areas of work:
 - 5.3.1 Initial investigation and administrative time (fee negotiations, archive search, scope review, etc)
 - 5.3.2 Plans and Specifications.
 - 5.3.3 Design Travel.
 - 5.3.4 Design Site.
 - 5.3.5 Construction Administration Office.
 - 5.3.6 Construction Administration Travel.
 - 5.3.7 Construction Administration Site.
 - 5.3.8 Code review and inspection by Construction and Compliance Section.
 - 5.3.9 Warranty Inspections.
 - 5.3.10 Construction & Compliance Section review and inspection fees
- 5.4 Costs for travel expenses and miscellaneous direct costs expenses will be estimated and included in the total fee amount for design services
- 5.5 Fees for such services noted above are can be calculated hourly, by lump sum or a percentage of the construction costs.
- 5.6 Design fees will be proposed via a letter from the design staff to the agency verifying the scope of work, a tentative project schedule along with the proposed fee.
- 5.7 When an agreement is reached on proposed fees, both the state agency and the design section representative will sign the proposal.
- 5.8 If, while working on a project, a service is needed on that project that the design section is not able to provide, DCC will negotiate with an On-Call firm to provide that service and will pass that fee along to the agency along with the design section's fee.

6.0 Additional Services

- 6.1 Additional services are available from either the planning or design sections. These services include but are not limited to:

Programming	Building code evaluation	Energy conservation
Like-facilities inspection	ADAAG evaluation	Data rooms
Facility evaluations	Procurement assistance	Back-up power
Cost estimates	Regulatory reviews	Life-safety systems
Project justification	Building environmental evaluation	Security Systems
Troubleshooting	Project management	Travel

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- 6.2 To request these services from DCC, complete and submit Form 905 - Additional Services Request, found at <http://www.da.ks.gov/fp/manual.htm#PlanningForms>.
- 6.3 Fees for such services noted above are negotiated on an individual project basis, calculated using one of the methods listed below:
- 6.3.1 Lump sum
 - 6.3.2 Hourly
 - 6.3.3 Percentage of actual construction costs.

7.0 DCC Hourly Rates

<u>Position</u>	<u>FY13</u>	<u>FY14</u>
Licensed Professionals		
Architects	\$80	\$80
Engineers	\$90	\$90
Unlicensed Professionals		
Architectural Designers	\$50	\$50
Engineering Designers	\$60	\$60
Inspectors	\$50	\$50
Support Staff	\$38	\$38

8.0 Payment of Fees

- 8.1 For projects bidding through DCC: Projects will be billed the total amount of service fee after the project bids.
- 8.2 For projects not bid through DCC:
- 8.2.1 Agency will be billed at the time of Permit to Build issuance on the Project Acceptance form. The fee calculations will be based on the construction cost provided on the Request for Review form. If a construction cost is not provided on the Request for Review form, the fee calculation will be based on the construction cost provided on the Project Number/Data form.
 - 8.2.2 If a project receives a review / acceptance of code footprint and does not submit for a permit to build within 90 days of the code footprint acceptance, the agency will be billed for a code footprint review at an hourly rate but not less than \$750. When a permit to build is issued, the original billing will be applied to the calculated fee.
- 8.3 Change order fees will be billed the month following execution of the change order.
- 8.4 If a project is cancelled before the bid phase, the agency will be billed in proportion to the amount of work completed by the Project Architect/Engineer.
- 8.5 If a project is cancelled after the bid phase, 80% of the full DCC fee will be billed to the agency.

9.0 Kansas Open Records Act

- 9.1 Requests for copies of public records should be addressed in writing to the Director of Office of Facilities and Procurement Management, 800 Jackson, Room 700, Topeka, Kansas 66612, in accordance with the Kansas Open Records Act. ([K.S.A45-215 et seq.](#))
- 9.2 Advance payment of a fee is required to receive copies of public records.

- 9.3 Copies of the proposals can be obtained after a contract with the selected firm is signed by all parties.
- 9.4 When copies of project proposals requested from OFPM, firms will be able to purchase a CD/DVD containing the requested information.

END OF CHAPTER